

By Order of the U.S. Bankruptcy Court • Southern District of Florida
In Re: Frank A. Amelung & Eugenia Marie Amelung • Case No.: 07-15492-BKC-PGH
In Re: Richard L. Amelung • Case No.: 07-15493-BKC-PGH
Michael R. Bakst, Trustee

Court Ordered Auction

Auction Conducted On Site

1180 SW 10th Street, Delray Beach, Florida 33444

11:00 A.M. • FRIDAY • SEPTEMBER 18

PROPERTY INFORMATION

Parcel #1 (Industrial Building)

Property Address: 1180 SW 10 Street, Delray Beach
Real Estate Tax ID: 12-43-46-20-01-021-0040 (Palm Beach County, Florida)
Real Estate Taxes: \$35,184.00 (2008)
Site: 2.8791 Acres (125,415 Square Feet)
Rectangular Shaped (211.17 Feet X 619.77 Feet)
Zoning: Industrial (I) City of Delray Beach
Access: Paved Driveway from SW 10 Street (North Side)
Paved Road from Royal Palm Road (South Side)
Utility Service: Electric: Florida Power & Light
Water & Sewer: City of Delray Beach
Telephone: AT&T
Improvements: 40,000 Square Foot Metal Industrial Building (100 Feet X 400 Feet)
Built: 1980
2,800 Square Foot Air-Conditioned Offices (8 Offices)
2,500 Square Foot Mezzanine (Load Bearing)
Four Bathrooms (Capacity for two additional bathrooms)
Ceiling Clearance (14-18 feet clear)
Four Overhead Roll-Up Doors
Truck Well
3 Phase Electric Service (500 AMP-240 Volts)
Fully Fire Sprinklered
Asphalt Paved Parking Areas
Property surrounded by chain-link fence

Parcel #2 (Vacant Industrial Parcel)

Property Address: 1180 SW 10 Street, Delray Beach
Real Estate Tax ID: 12-43-46-20-01-021-0032 (Palm Beach County, Florida)
Real Estate Taxes: \$3,732.00 (2008)
Site: 2.02 Acres (87,258 Square Feet)
Rectangular Shaped (140.74 Feet X 620.17 Feet)
Zoning: Industrial (I) City of Delray Beach
Access: Paved Driveway from SW 10 Street (North Side)
Paved Road from Royal Palm Road (South Side)
Utility Service: Electric: Florida Power & Light
Water & Sewer: City of Delray Beach
Telephone: AT&T
Improvements: None - Vacant
Contiguous to Parcel 1



Auction Conducted In Cooperation With:
Statewide Realty Corp.
Hollywood, FL

1325 S. Congress Avenue, Suite 202
Boynton Beach, Florida 33426
AB640 • AU899



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COURT ORDERED AUCTION

11:00 A.M. • FRIDAY • SEPTEMBER 18
Industrial Building & Vacant Parcel



Terms & Conditions of Sale

1. GENERAL AUCTION INFORMATION: This auction is being conducted pursuant to Order of The United States Bankruptcy Court, Southern District of Florida, In Re: Frank Amelung Jr. & Eugenia Maria Amelung, Case Number: 07-15492-BKC-PGH & Richard L. Amelung, Case Number 07-15493-PGH.

2. AUCTION TIME AND PLACE: The auction will be conducted on Friday, September 18, at 11:00 A.M. at 1180 SW 10th Street, Delray Beach, Florida 33444.

3. BIDDER REGISTRATION: Bidder registration will begin two hours before the auction at 9:00 A.M. on Auction Day. All bidders are required to register with the Auctioneer and must deliver to the Auctioneer a Cashier's Check or its equivalent, in the amount of \$25,000.00. All checks should be made payable to the Court Appointed Trustee, Michael R. Bakst, Trustee. In the event a bidder is not the Top Bidder, their deposit will be returned at the conclusion of the auction.

4. CONDITION OF PROPERTY: The property will be sold in As-Is condition without representations or warranty of any kind, except as being free and clear of all liens, claims, interests and encumbrances on an All Cash Basis. Bids made on the property are not contingent upon the approval of financing, appraisal, post auction due diligence or inspection of the property. Bidders are encouraged to inspect the property prior to the auction event.

5. REAL ESTATE CONTRACT FORM: The Auctioneer will supply the form of Real Estate Contract to be used in connection with this auction. The Top Bidder (s) will be required to execute a Real Estate Contract at the completion of the auction event. The form of Real Estate Contract will be available for inspection prior to the auction, however, no other

form can be substituted. A copy of the Real Estate Contract form will also be included in the Due Diligence Package which supplements the Auction Brochure. Due Diligence Packages are available by request to National Auction Company.

6. DEPOSITS: Within 48 hours of the auction event, the successful top bidder will be required to increase their deposit so that the total amount being held, pending closing equals 10% of the total contract price. All deposits will be held in the Trust Account of Michael R. Bakst, Trustee, pending closing. The remainder of the contract price will be due at the time of closing of the real estate contract.

7. FINAL HEARING: The sale resulting from this auction event is subject to the confirmation of The Honorable Paul G. Hyman, Chief Judge, United States Bankruptcy Court. Following the auction, the Auctioneer will file a report with The United States Bankruptcy Court. A Final Hearing before the United States Bankruptcy Court in West Palm Beach, Florida, will be held at a date to be determined for confirmation of the sale. The top bidder and other parties of interest will be apprised of the date and time of the Final Hearing.

8. BUYERS' PREMIUM: A 10% Buyers' Premium will be added to all top bid prices and included in the total contract price.

9. DATE OF CLOSING: The closing on the sale of the real estate will be required to take place as soon as possible but not to exceed 30 days after the entry of the Court's order approving such sale.

10. CLOSING COSTS: Costs associated with the closing of the sale will be the responsibility of the purchaser. The Trustee will provide a Title Insurance Commitment which shows title to the property to be good and insurable at the expense of the purchaser. Payment for required Documentary Stamps to record the deed will be the re-

sponsibility of the purchaser. Real estate taxes for the current year will be prorated to the date of closing. The Trustee will deliver a Trustee's Deed at the time the transaction closes.

11. REAL ESTATE BROKER PARTICIPATION: We welcome the participation of other real estate brokers and their associates. A fee equal to 20% of the compensation approved by The United States Bankruptcy Court to National Auction Company and State Wide Realty Corporation will be paid to any duly Florida licensed real estate broker or their associates who register a prospective purchaser who purchases the property included in this auction event. Licensed real estate brokers and their associates must register their prospects with National Auction Company, in writing and received not later than 5:00 P.M., September 17 at the office of National Auction Company, 1325 S. Congress Avenue, Suite 202, Boynton Beach, Florida 33426. Broker Registrations can also be sent via facsimile to (561) 364-8803. Oral registrations and registrations made via e-mail will not be accepted. Brokers and their associates who register prospective bidders must attend the auction with their prospect and be present at the time of Bidder Registration.

12. CONDUCT OF AUCTION:

a. This auction will be conducted in accordance with the Court Order issued by The Honorable Paul G. Hyman, Chief Judge, United States Bankruptcy Court and the highest and best bids are subject to the approval of the Trustee which will be followed by Court approval.

b. Bids will only be accepted from Bidders who have registered in accordance with the Terms & Conditions of Sale.

c. In the event of tie bids or disputes between bidders, the Auctioneer will make all final determinations and his decision

will be final. The auction will be video and/or digitally recorded to provide a record of the events.

e. Bidders should rely upon their own inspection of the property, public records and judgment. All information provided by National Auction Company was taken from information that is believed to be accurate, however, it is not guaranteed. All measurements, stated square footages, zoning or other information is not guaranteed and is provided for the convenience of bidders.

f. The Trustee and Auctioneer reserve the right to offer Parcel 1 and Parcel 2 separately and together. It is the intention of the Trustee to liquidate both parcels.

13. PREVIEWS: The property will be available for inspection on Thursday, September 17, from 1:00 P.M. to 5:00 P.M. and two hours before the start of the auction event. In addition, the property can be shown by special appointment. Call the Auctioneer to schedule.

14. AUCTIONEER CONTACT INFORMATION: If additional information is needed, please contact George Richards at National Auction Company (800) 659-7004; (954)658-5033 or grichards@natlauction.com.



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